



03-0-1368

CITY COUNCIL  
ATLANTA, GEORGIA

Z-03-61

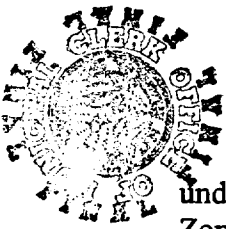
A SUBSTITUTE ORDINANCE *As Amended*  
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO EXPAND THE GRANT PARK HISTORIC DISTRICT, 20K; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID EXPANSION OF THE GRANT PARK HISTORIC DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID EXPANSION TO THE UNDERLYING ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R5 (TWO-FAMILY RESIDENTIAL), C2 (COMMERCIAL SERVICE), OI (OFFICE-INSTITUTIONAL) AND I1 (LIGHT INDUSTRIAL) to R5/HD (TWO-FAMILY RESIDENTIAL/HISTORIC DISTRICT); C2/HD (COMMERCIAL SERVICE/HISTORIC DISTRICT), OI/HD (OFFICE-INSTITUTIONAL/HISTORIC DISTRICT); AND I1/HD (LIGHT INDUSTRIAL/HISTORIC DISTRICT) TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

The City Council of the City of Atlanta, Georgia hereby ordains:

Section 1. That the properties to be designated as the Expansion of the Grant Park Historic District, as shown and more fully described in Attachment "A" to this ordinance, which attachment is incorporated herein, meet the criteria for Historic District as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and are hereby determined to be an Expanded Grant Park Historic District pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

Section 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said properties described in Attachment "A" to the



underlying zoning category "Historic District" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

Section 3. That the boundaries of the Expanded Grant Park Historic District shall be established as shown on the attached map marked Attachment "A", which attached map is incorporated herein.

Section 4. That the official zoning map of the City of Atlanta, now on file with the office of the Clerk of Council, be and is hereby amended so as to provide that the properties lying within said Expansion of the Grant Park Historic District bear the zoning designation "Historic District," which designation shall be officially abbreviated as "HD" and which shall underlie the abbreviation for the existing R5, C2, OI and I1 zoning classification on said map.

Section 5. All properties lying within said Expanded Grant Park Historic District shall be subject to the regulations as set out in Section 16-20K.001 et seq and the general regulations governing Historic Districts contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

Section 6. That all ordinance or parts of ordinances in conflict with this ordinance are repealed.

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by the Council  
APPROVED by the Mayor

NOV 03, 2003  
NOV 10, 2003



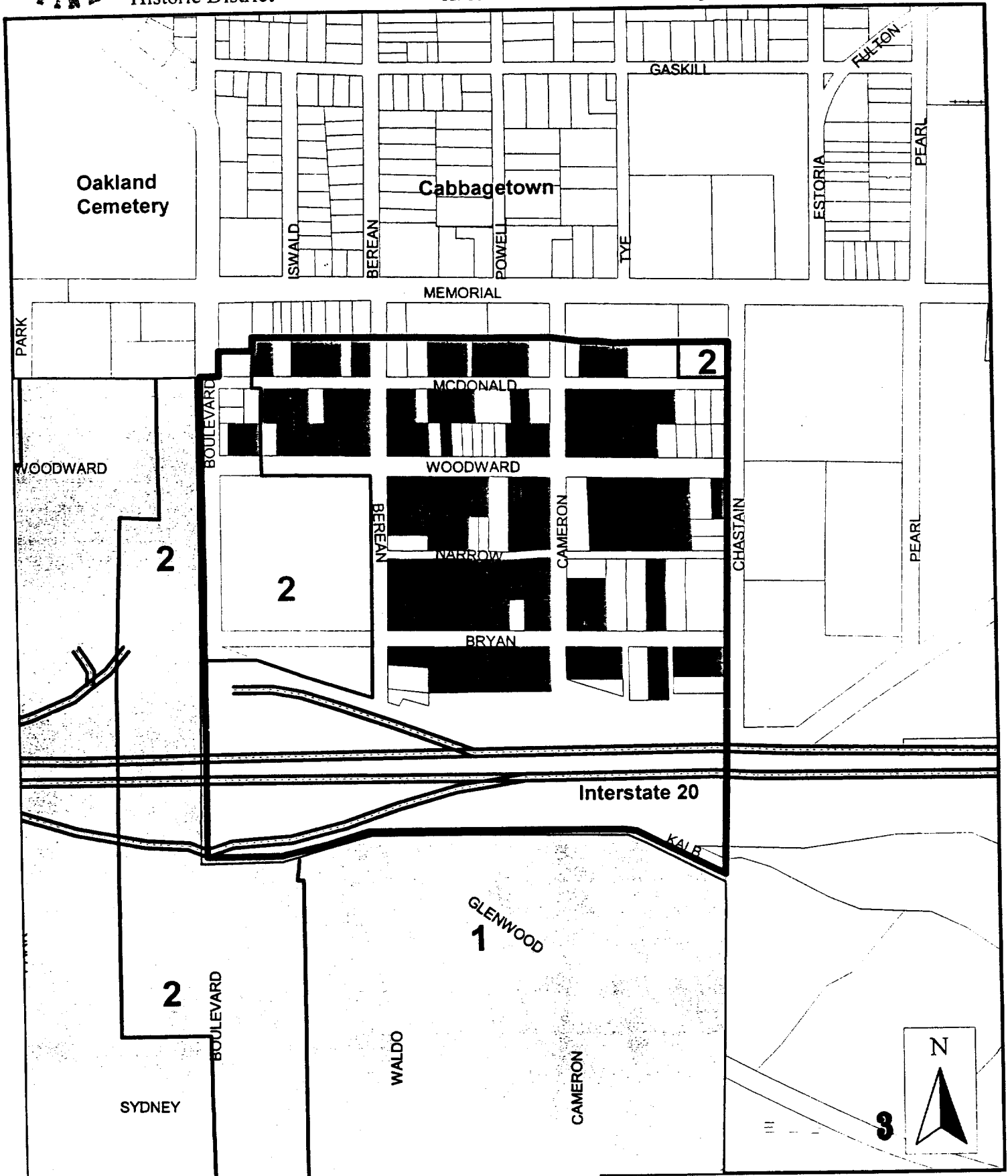
# Grant Park Historic District (Chapter 20K): Proposed Expansion

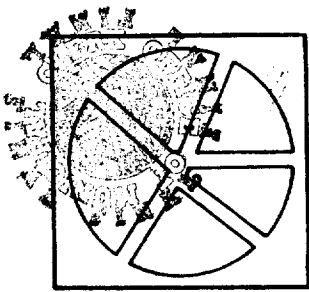
**DRAFT**

Current Grant Park  
Historic District

Expansion  
Area

Contributing Buildings/  
Properties in Expansion Area





ATLANTA  
URBAN DESIGN  
COMMISSION

ATLANTA CITY HALL  
55 TRINITY AVENUE, SW  
SUITE 3400  
ATLANTA, GEORGIA 30335-0331  
(404) 330-6200

N - 03 - 01

**RESOLUTION**

**Whereas**, the Grant Park Historic District was first designated by the City Council and the Mayor on April 11, 2000; and

**Whereas**, the original, city-designated Grant Park Historic District does not include all the contributing properties within the Grant Park neighborhood; and

**Whereas**, since 2000, the residents of the Grant Park neighborhood became increasingly concerned about the demolition of contributing structures and the increasing volume of new construction occurring in those areas outside of the original, city-designated Grant Park Historic District which was diminishing its historic character; and

**Whereas**, an application was properly submitted by the requisite number of property owners within the proposed Expansion of the Grant Park Historic District pursuant to Subsection (a) of the City of Atlanta Code of Ordinances Section 16-20.005 Nominations; and

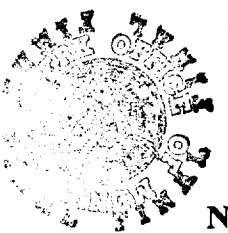
**Whereas**, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to all property owners in the proposed Expansion of the Grant Park Historic District pursuant to Subsection (b) of said code section; and

**Whereas**, the Executive Director has caused to be conducted extensive research regarding this proposed nomination and has reviewed the written report prepared for the designation of the Grant Park Historic District as designated by the City Council and the Mayor on April 11, 2000; and

**Whereas**, the Executive Director has found that the designation report stating the findings and recommendations regarding the historic, architectural and cultural significance of the Grant Park Historic District apply equally to the properties within the proposed Expansion of the Grant Park Historic District pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

**Whereas**, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

**Whereas**, this Commission has reviewed and considered said designation report as well as other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and property owners pursuant to Subsection (e) of said code section;



Now, therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

**Section 1.** That the designation report prepared by the Executive Director of the Urban Design Commission is hereby adopted by the Commission and shall constitute the Findings of Fact upon which this nomination is based.

**Section 2.** That the Commission hereby determines that the proposed Expansion of the Grant Park Historic District, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant and is hereby determined to be eligible for designation to the category of Historic District (HD) as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Expansion of the Grant Park Historic District is located in Land Lot 21 (see map for boundaries), 14<sup>th</sup> District, Fulton County, Atlanta, Georgia.

**Section 3.** That the Commission hereby further determines that said Expansion of the Grant Park Historic District meets the criteria set forth in Section 16-20.004(b)(2)d., specifically including those criteria in the following groups: Group I (2); Group II (1), (2), (5), (6), (8), (9), (11), (12), (13); and Group III (1), (2).

**Section 4.** That the Commission having determined that the Expansion of the Grant Park Historic District meets or exceeds the criteria set forth herein, hereby nominates the Expansion of the Grant Park District to the category of Historic District (HD), pursuant to Section 16-20.005(e)(3).

**Section 5.** That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commission of Planning, Development and Neighborhood Conservation, and to notify by first class mail the owners of all properties within the proposed Expansion of the Grant Park Historic District.

Approved and nominated by the Atlanta Urban Design Commission on August 13, 2003.



Danita Brown, Vice Chair  
Atlanta Urban Design Commission



## **GRANT PARK HISTORIC DISTRICT EXPANSION**

District 14, Land Lot 21

Fulton County, City of Atlanta

Existing Zoning: R5, C2 and OI

N-03-01

Proposed Designation:

Historic District

### **BOUNDARIES**

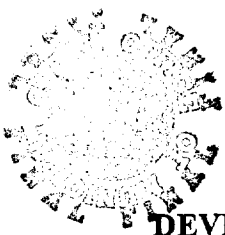
The proposed Grant Park Historic District Expansion includes all properties within the following general boundary: Beginning at the northwest corner of the property at 306-308 Boulevard, S.E. and proceeding southerly approximately 1,250 ft. to the Southeast Expressway (I-20) right-of-way; thence, easterly 828.5 ft. along the southern right-of-way of the Southeast Expressway (I-20) to the southeast corner of the intersection of the right-of-ways of Cameron St., S.E. and Kalb Ave., S.E.; thence easterly along the southern right-of-way of Kalb Ave., S.E., approximately 320 ft. to a point; thence northerly across the right-of-way of the Southeast Expressway (I-20) and along the west side of Chastain St. approximately 1,385 ft. to a point thence westerly 1,409.1 ft. to the east side property line of 603 Memorial Dr.; thence southerly approximately 25 ft.; thence westerly 84.85 ft. along the north side property line of the property at 306-308 Boulevard, S.E., to the point of beginning.

### **PHYSICAL DESCRIPTION**

The Grant Park neighborhood was built around Grant Park, a 131-acre green space and recreational area. One of Atlanta's oldest residential neighborhoods, it occupies over 430 acres of rolling terrain southeast Atlanta. The majority of the structures in the Grant Park neighborhood are residential but the area also includes the school buildings, churches, neighborhood commercial clusters and recreational buildings that have served the historic neighborhood. Rambling Victorian era mansions and small cottages, early twentieth century bungalows and many brick paved sidewalks characterize the neighborhood. A majority of the structures were built from the late nineteenth to the early twentieth century. Large two-story mansions were constructed face the park, more modest two-story, modified Queen Anne, frame dwellings were constructed on surrounding streets, one-story Victorian era cottages and Craftsman bungalows predominate in the streets to the east of the park.

Grant Park's distinctive landscape includes rolling hills and scenic vistas. The neighborhood's grid street pattern and narrow rectangular lots which developed during the 1890s and early 1900s are representative of Atlanta residential plans of this era. The streets are lined with mature trees and there is an extensive sidewalk system, portions of which are the original brick. Due to the topography, retaining walls are an important landscape feature.

Throughout its existence, Grant Park has provided a respite for the city dweller as a place for recreation and amusement. The neighborhood's retention of its street patterns, landscape architecture, and public amenities from its formative period of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries contributes to the historic environment which makes Grant Park one of Atlanta's most valuable and significant early residential districts.



## DEVELOPMENTAL HISTORY: CULTURAL AND HISTORICAL SIGNIFICANCE

The Grant Park neighborhood developed around the park land that Lemuel P. Grant donated to the city on May 17, 1883. Grant had purchased large tracts of land southeast of the city in the 1840s and later subdivided the property and sold the lots for residential development.


Lemuel Pratt Grant was born in Frankfurt, Maine in 1817. He began working for the Philadelphia and Reading Railroad working his way up quickly in the business. He was hired in 1840 to work as an assistant in the Georgia Railroad's corps of engineers. From 1840 until well into the 1870s, Grant continued his involvement in railroad building, working for several lines including the Central Railroad of Georgia, the Atlanta and West Point Railroad and Georgia Western (now Georgia Pacific). Grant's contributions to the expanding rail lines in and around Atlanta made him a prominent figure in the growth and expansion of the city as a transportation center. John Robert Smith, in his article on Grant as a railroadman, states, "more perhaps than any other person, Lemuel Grant sparked the development of the very rail system by which the City of Atlanta was launched into greatness" (Atlanta Historical Journal, Summer 1980).

Grant was made a colonel in the Confederate Army in 1862. During late 1863 and early 1864, Grant was responsible for the design and construction of a system of defensive fortifications for the City of Atlanta. A section of the main line of these earthen breastworks bisected some of Grant's property that now lies within Grant Park and a southeast salient extended to the southeast corner of the park where Fort Walker is still in evidence.

After the war, Grant expanded his business career. He continued his railroad activity (becoming an officer of several lines), participated in early street railway building, developed his real estate interests and served local government in several capacities. In 1869 Grant became a member of Atlanta's first Board of Education and was very active in the 1870s in establishing the public school system in Atlanta. At one time, Grant's land holdings made him the largest landowner in southeast Atlanta.

As might be expected from its name, the neighborhood owes much of its development primarily to decisions made by Lemuel Pratt Grant, particularly his decisions first to buy large tracts of land southeast of the city in the 1840s and 1850s, second, to hold the tract through the 1870s, and finally to subdivide and sell them in the 1880s. A second formative force has persistently influenced the area's development: the growth and resultant need for housing in Atlanta itself. This growth alternately circumscribed and spurred the Neighborhood's growth through several eras, from the first streetcar lines up through the building of the superhighway. The interplay between the private decisions of Grant and landowners like him and the public need for residential sites around the blossoming downtown districts defines much of the development of the neighborhood.

Initially, the early neighborhood must have seemed a nearly rural domain on the fringes of bustling Atlanta. In the 1850s the city founded its main cemetery, Oakland, on the north side of Fair Street (Memorial Drive). Oakland Cemetery has ever since defined most of the northern boundary for the neighborhood. The Georgia Railroad, from Atlanta's earliest days, has run only a few blocks north of Fair Street. Thus from the outset the city was pushing in upon Colonel



Grant's land from the north and creating barriers to residential growth such as the Fair Street artery, Oakland Cemetery, and the Georgia Railroad line.

The Atlanta city limits in 1835 were a circle with a one-mile diameter centered at the Zero Mile marker downtown. At that time the city officially included only the far northwest portion of the future neighborhood. Grant Park proper was an attractive amenity that encouraged suburban development in the surrounding area. Development in the western section of the neighborhood began in the 1880s after Grant subdivided and sold residential lots. By 1893 maps show that almost all of the present day roads were designed, if not built. In order to attract prospective home builders, developers used the availability of amenities such as public transportation or recreational areas to enhance their real estate and to make it more attractive to buyers. Grant must have known that a city recreational area would increase the value of his property in this area, and he later worked to extend the streetcar line out to Georgia Avenue to link his landholdings to the downtown area.


In 1883, the Metropolitan Street Railway Company established a streetcar service along what is now Park Avenue to a pavilion in Grant Park. Boulevard Avenue was extended southward into the Grant Park neighborhood in 1893. Street extensions and public transportation improvements resulted in rapid growth for the entire Grant Park residential area. After about 1890 Grant Park's recreational facilities, and street rail service bringing Atlantans to the zoo, had established the area as a popular residential and recreational development. By 1902 there were street railway lines along Fair Street (Memorial Drive), Woodward Avenue to Cherokee, Hill and Grant Streets south to Augusta Avenue, Georgia Avenue east to the park, and Cherokee south to Ormond.

The parkland itself has always been open to all citizens. Grant placed no racial restrictions in the deed for the park, but the zoo and cyclorama developed later and were restricted to allow whites only. The Grant Park neighborhood was once solidly white and composed exclusively of single family houses of the middle and lower-middle classes. Today the neighborhood has a diverse population that reflects the cultural makeup of Atlanta. The lands around the park annexed by the city in 1885 were soon subdivided and sold as residential lots. As a result, much of the housing in the community was built around the turn of the century or just thereafter.

By 1883, Grant's plans to subdivide his land must have been well advanced, for in May 17 of that year he donated to the City, the first one hundred acres of what would become known as Grant Park. In 1885, by a uniform added distance from the Zero Marker, the City extended its limits between one-half and one mile in order to include the donated Park, and in the process, virtually all other land owned by LP Grant. In 1888, a streetcar line extended into the Park and in 1884 a rudimentary zoo appeared.

In 1889, Atlanta lumber merchant George V. Gress gave the City a collection of former circus animals and buildings to house them in Grant Park. That was the beginning of what was to become the Municipal Zoo, now Zoo Atlanta. In April, 1890, the City purchased 44 acres from Grant to the north of the original tract in Land Lot 44 to bring the total acreage of the park area to 131.5 acres. In 1893, Mr. Gress donated The Cyclorama, a large circular painting of the Battle of Atlanta, painted by German artists in Milwaukee, 1885-1886, to the City and it was moved to Grant Park and housed in a circular, wood shingled building, since replaced by a substantial masonry structure.





There are several significant individuals that have been a part of the Grant Park neighborhood. Of course there is Lemuel P. Grant for whom the area is named for, who was instrumental in bringing the railroad to Atlanta, a large landholder in the area, a prominent individual in the area, and the person who donated his land for a park and recreation area. There is also former Atlanta Mayor William B. Hartsfield who resided in the Grant Park neighborhood at the time of his election to mayor in the 1930s. Hartsfield for whom the Atlanta International Airport is named strongly promoted the city as an airline hub. The City Limits of Atlanta were also greatly expanded during his administration.

## ARCHITECTURAL SIGNIFICANCE


Grant Park has a significant collection of historic houses reflecting various styles of late Victorian and early 20<sup>th</sup> century residential housing trends. Queen Anne and Folk Victorian styles are found dating from Grant Park's earliest period of development in the 1870s and 1880s. These were followed later by the Craftsman bungalow, English Vernacular Revival as well as a few Shotgun and Double Shotgun homes.

The Queen Anne styled houses found in Grant Park are primarily homes with design elements that include steep pitched irregular roof lines, asymmetrical massing, turned front porch supports with decorative spindlework, and an occasional turret. Leaded glass in the windows and differently textured wooden shingles are also common in these relatively modest homes and can be seen throughout the Grant Park neighborhood. Homes built in the Queen Anne style were Georgia's most popular residential homes in the 19<sup>th</sup> century. There are many excellent examples of the Queen Anne style home in Grant Park.

The Folk Victorian homes in Grant Park are mostly one-story cottages and consist of a house type that is either a gabled ell or has a central hallway. The decorative features added to the simple folk house type define the style. Ornamental features in the form of bric-a-brac, or gingerbread are added to the porch, gables, and around the door and window casings.

There are several clusters of homes constructed in the English Vernacular Revival style scattered throughout Grant Park. Although there are not many examples of the English Vernacular Revival style in the neighborhood, it was a common style constructed throughout the country from the early part of the twentieth century. The defining architectural characteristics include steeply pitched roofs, brick exteriors often interspersed with stone, decorative half-timbering, arched front entries, and asymmetrical front facades. The English Vernacular Revival resources constructed in Grant Park are fairly modest examples of the style, which is in keeping with the overall middle class setting of the neighborhood.

In the early 20<sup>th</sup> century, the prevalent residential style is the Craftsman bungalow. The Grant Park neighborhood has many examples of this early style. The distinctive elements of this style include a low pitched roof that is either front gabled or hipped thus giving a generally horizontal effect, deep overhangs with exposed rafter ends, brackets, broad front gables, porches that have short square columns set on heavy masonry piers extending to the ground. Windows may have a multi-paned sash over a large one-pane sash.



A folk style house known as the Shotgun and Double Shotgun was a popular house type in the south. There are a few examples found scattered around the north western and western side of the neighborhood. The houses are narrow gable-front dwellings one-room wide and three or more rooms long. The Shotgun houses in Grant Park are of a very simple design and little ornamentation.

The community had two Italianate mansions, one of which is left standing. They were built in 1858 and 1871 and served as family homes for Lemuel P. Grant. The 1858 house was located at 327 St. Paul Avenue and has been damaged by fire and deterioration. Historic photographs show that the house was rectangular with giant order pilasters at each corner. The roof was hipped with dormers and there was a heavy cornice supported by paired brackets. The second Grant house, built in 1871, is of stuccoed brick and frame and sits on the southwest corner of Hill and Sydney Streets. It is a prominent visual feature of the district and has Italianate wooden detailing in the eave brackets, porch posts with segmental arches, and a round arch above the front door.

The neighborhood has several churches scattered throughout the residential area. While many are small twentieth century structures, some are architecturally notable. For example, the former Georgia Avenue Presbyterian Church, on the northwest corner of Grant Street and Georgia Avenue, is an early twentieth century red-brick Gothic Revival building with pointed arch stained glass windows, a crisply detailed crenellated corner turret, and a projecting Gothic arched entrance porch. This structure is now home to the congregations of the Georgia Avenue Church and the Southwest Christian Fellowship. Diagonally across Georgia Avenue on the southeast corner of Grant Street the monumental classical portico of the buff-brick Mt. Olive Baptist Church (formerly Georgia Avenue Baptist Church) (1921) provides an interesting visual contrast. Further north on Grant Street is an 1899 church structure, the Neo-Romanesque, granite building that houses St. Paul United Methodist Church.

There are three or four business nodes and about a dozen small individual structures within the Grant Park neighborhood. Most of the older buildings are from the early to mid 1900s. They are excellent examples of early neighborhood commercial structures, many are still being used for small independent businesses.



## REFERENCES

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II, 8, 15

VII, 29, 182

X, 38, 2

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## CRITERIA

Group I (2)  
Group II (1) (2) (5) (6) (8) (9) (11) (12) (13)  
Group III (1) (2)

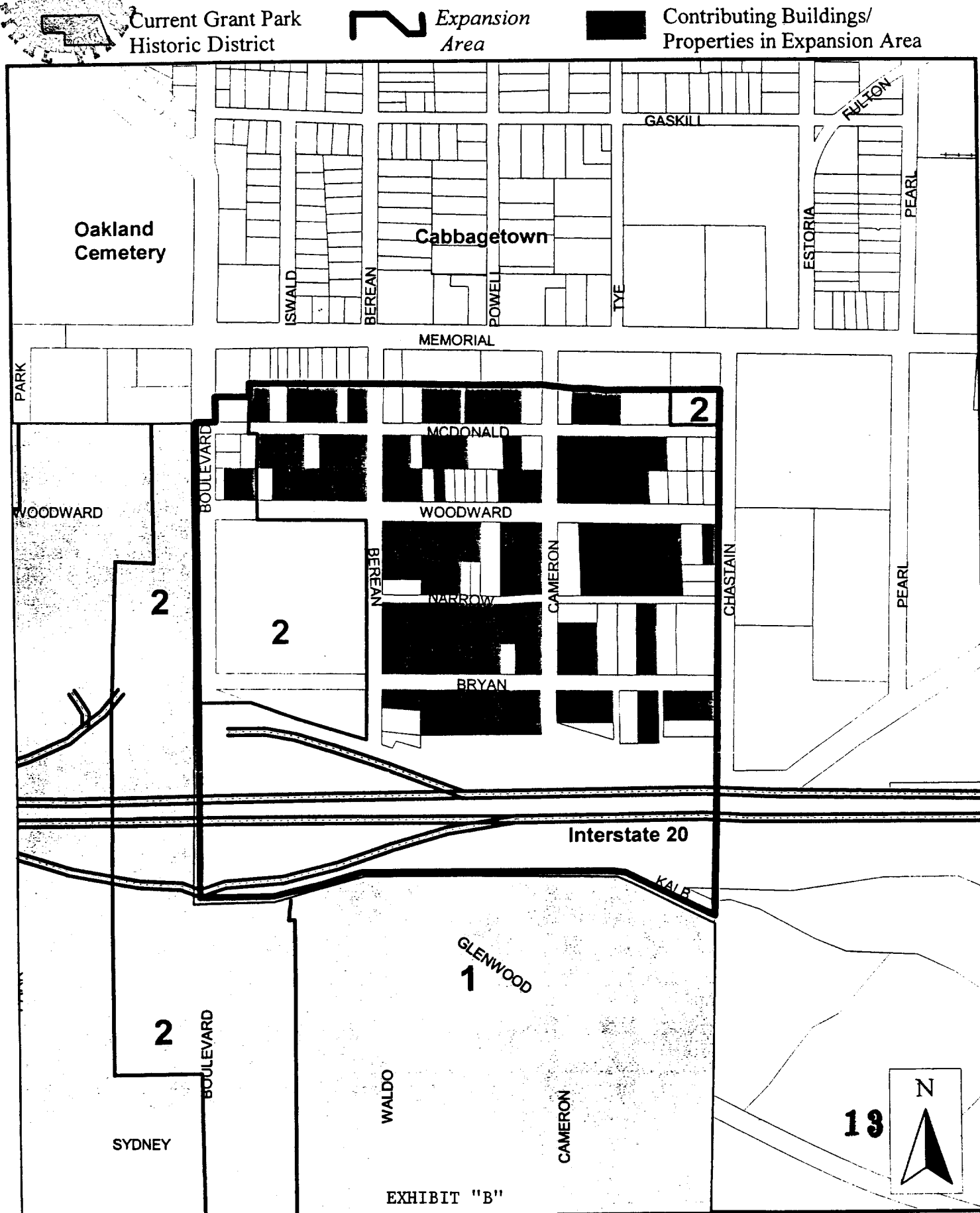
## FINDINGS

The proposed nomination of the Grant Park Historic District Expansion meets the above referenced specific criteria, as well as, the minimum criteria for a Historic District as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.

# Grant Park Historic District (Chapter 20K): Proposed Expansion

**DRAFT**

**DRAFT**



RCS# 5134  
11/03/03  
2:01 PM

Atlanta City Council

Regular Session

03-O-1368

Z-03-61; GRANT PARK HISTORIC DISTRICT  
EXPANSION  
ADP SUB AMEND

YEAS: 11  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT 3

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Starnes	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	B Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

03-O-1368

03-0-1368

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AN ORDINANCE

BY: ZONING COMMITTEE

Z-03-61

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO EXPAND THE GRANT PARK HISTORIC DISTRICT, 20K, TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID EXPANSION OF THE GRANT PARK HISTORIC DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID EXPANSION TO THE UNDERLYING ZONING CATEGORY OF HISTORIC DISTRICT (HD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R5 (TWO-FAMILY RESIDENTIAL), C2 (COMMERCIAL SERVICE) AND O1 (OFFICE-INSTITUTIONAL) TO R5/HD (TWO-FAMILY RESIDENTIAL/HISTORIC DISTRICT); C2/HD (COMMERCIAL SERVICE/HISTORIC DISTRICT) AND O1/HD (OFFICE-INSTITUTIONAL/HISTORIC DISTRICT); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

ADOPTED BY

NOV 03 2003

SUBSTITUTE  
COUNCIL  
AS AMENDED☐ CONSENT REFER☒ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred

9-2-03

Referred To:

ZRB &amp; Zoning

## First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

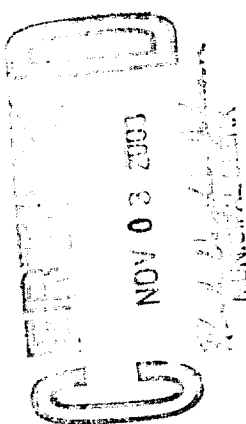
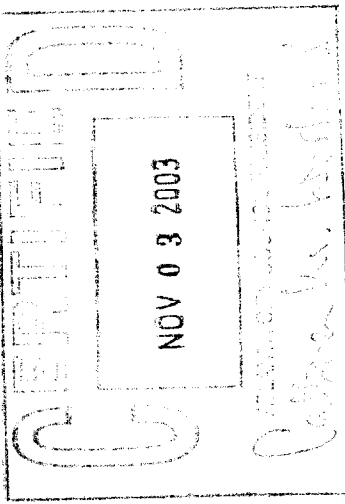
## COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

## CERTIFIED



## MAYOR'S ACTION

APPROVED

NOV 03 2003

MAYOR